



Hill Row, Haddenham, Ely, Cambridgeshire CB6 3TJ

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An immaculately presented and spacious two bedroom end of terrace property, offering accommodation of approximately 1000 ft.² and a most attractive rear garden with views.

- End Of Terrace Property
- Lounge with Inglenook Fireplace
- Kitchen/Dining Room
- Two Double Bedrooms
- Family Bathroom
- Garage
- Detached Large Garden with Views
- Village Location

Guide Price: £250,000



HADDENHAM The popular village of HADDENHAM lies in a convenient spot approximately 11 miles north of Cambridge and roughly 7 miles southwest of the cathedral city of Ely. It is without doubt one of the best served villages in the area and, as such, offers a good range of day to day shopping including a post office, general store and a Chinese take away/fish and chip shop. Other facilities include a doctors surgery, chemist, library, Arts & Crafts centre with a cafe and a public house. The Robert Arkenstall County Primary School feeds to Witchford College.

LIVING ROOM 18'8" x 14'7" (5.69 m x 4.45 m) with door and double glazed window to front aspect. Attractive brick inglenook fireplace with log burning stove. Staircase rising to the the first floor.

KITCHEN/DINING ROOM 16'5" x 13'5" (5.00 m x 4.10 m) with double glazed window and door to rear. Fitted with a matching range of wall and base units with work surfaces over and inset single drainer sink unit. Space for freestanding cooker, stainless steel splashback and extractor above.

CLOAKROOM with double glazed window to rear aspect. Fitted with a two piece suite comprising low-level WC and pedestal wash hand basin with tiled splashbacks.

FIRST FLOOR LANDING

BEDROOM ONE 14'10" x 14'5" (4.53 m x 4.39 m) with double glazed window to rear aspect. Fitted wardrobes.

BEDROOM TWO 15'5" x 8'4" (4.71 m x 2.54 m) with double glazed window to front aspect with an attractive view. Built in storage cupboard.

BATHROOM Fitted with a three piece suite comprising panel bath with shower over, low-level WC and pedestal wash hand basin. Airing cupboard housing the hot water tank. Velux window.

EXTERIOR Immediately to the rear of the property, you'll find an enclosed courtyard garden with gated access to the driveway and garage. The property benefits from a superb attractive garden, detached from the property, which is situated within a secluded position but is ideal for those with gardening interest.

GARAGE 15'11" x 7'11" (4.85 m x 2.42 m)

AGENTS NOTE A new independent water main has recently been installed.



Tenure - The property is Freehold

Council Tax - Band B

EPC F (37/77)

Viewing - By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref CWH-7421



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.

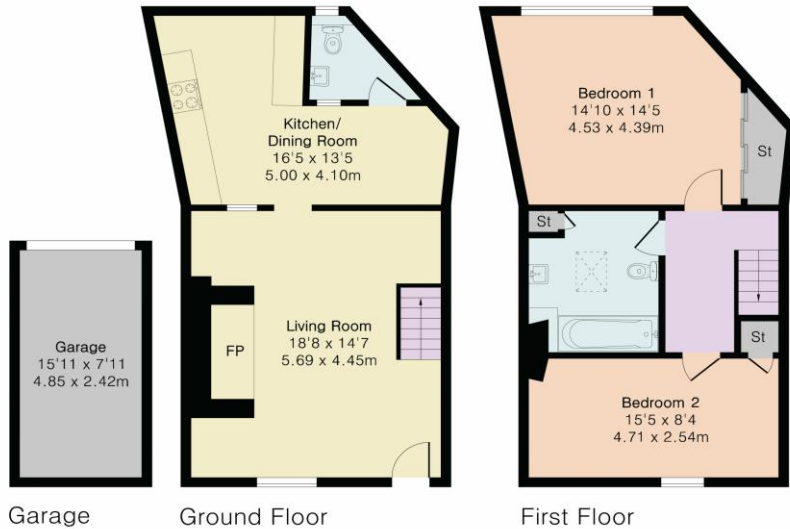


**Approximate Gross Internal Area 1040 sq ft - 96 sq m
(Excluding Garage)**

Ground Floor Area 520 sq ft - 48 sq m

First Floor Area 520 sq ft - 48 sq m

Garage Area 126 sq ft - 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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